

VICINITY MAP
NOT TO SCALE
ADDISON, TEXAS

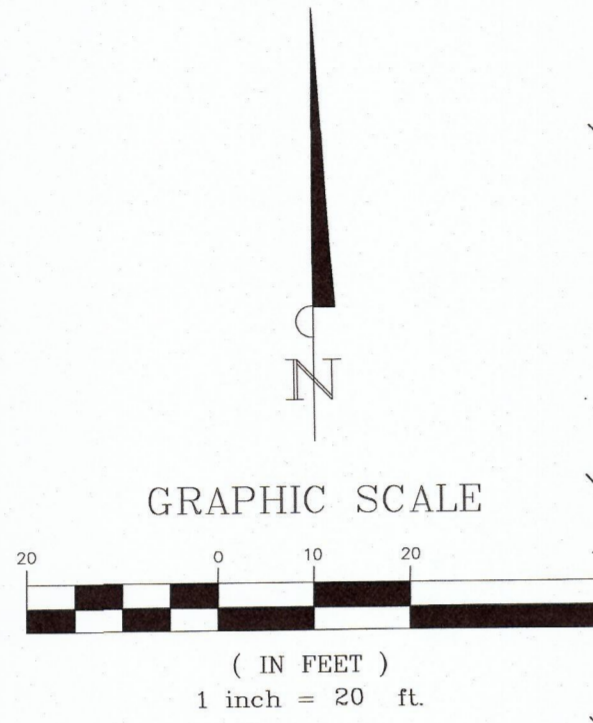
LEGEND

N NORTH
S SOUTH
E EAST
W WEST
° DEGREES
' MINUTES/FEET
" SECONDS/INCHES

O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DALLAS COUNTY, TEXAS

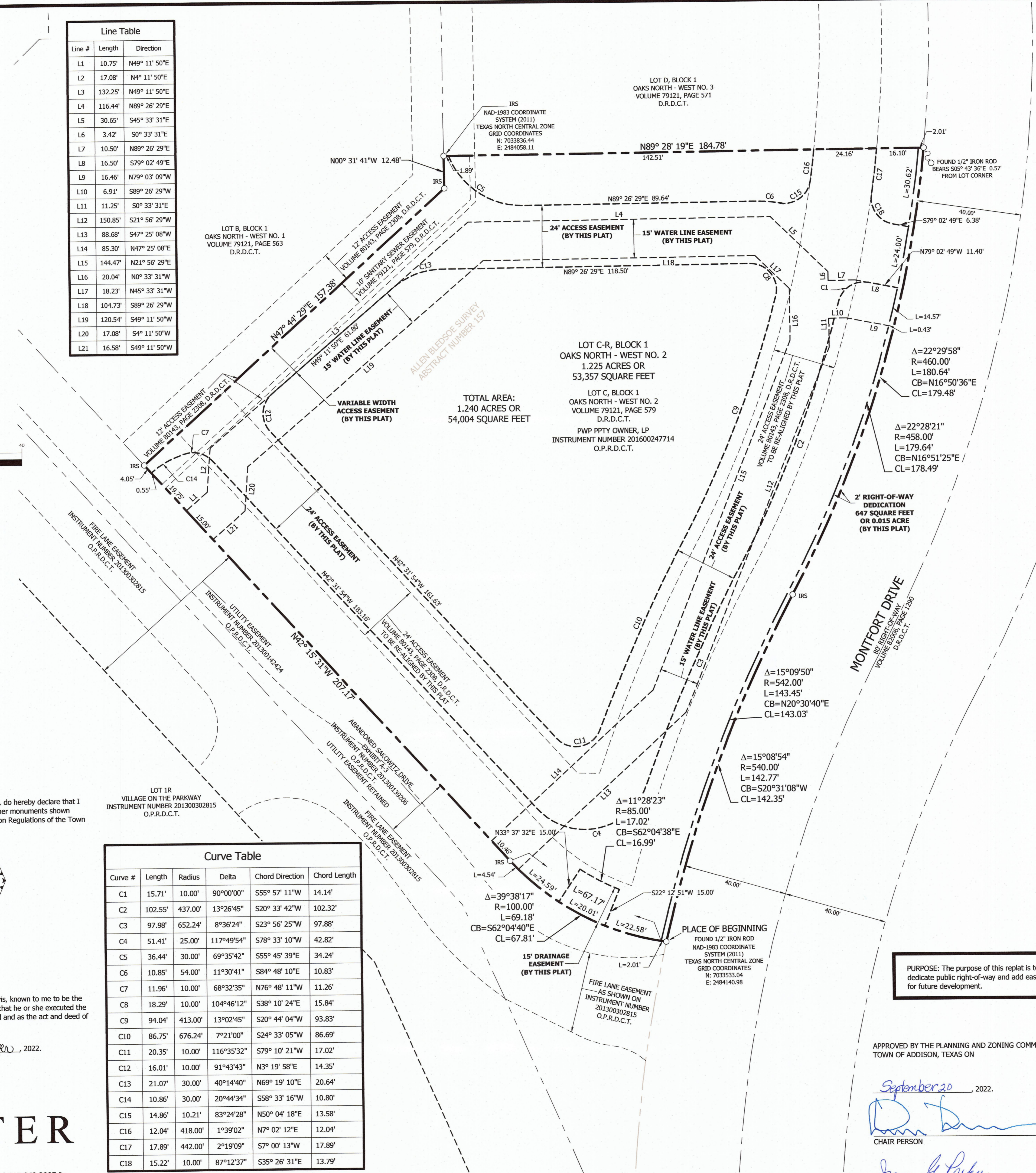
D.R.D.C.T.
DEED RECORDS
DALLAS COUNTY, TEXAS

M.R.D.C.T.
MAP RECORDS
DALLAS COUNTY, TEXAS



Line #	Length	Direction
L1	10.75'	N49° 11' 50"E
L2	17.08'	N4° 11' 50"E
L3	132.25'	N49° 11' 50"E
L4	116.44'	N89° 26' 29"E
L5	30.65'	S45° 33' 31"E
L6	3.42'	S0° 33' 31"E
L7	10.50'	N89° 26' 29"E
L8	16.50'	S79° 02' 49"E
L9	16.46'	N79° 03' 09"W
L10	6.91'	S89° 26' 29"W
L11	11.25'	S0° 33' 31"E
L12	150.85'	S21° 56' 29"W
L13	88.68'	S47° 25' 08"W
L14	85.30'	N47° 25' 08"E
L15	144.47'	N21° 56' 29"E
L16	20.04'	N0° 33' 31"W
L17	18.23'	N45° 33' 31"W
L18	104.73'	S89° 26' 29"W
L19	120.54'	S49° 11' 50"W
L20	17.08'	S4° 11' 50"W
L21	16.58'	S49° 11' 50"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71'	10.00'	90°00'00"	S55° 57' 11"W	14.14'
C2	102.55'	437.00'	13°26'45"	S20° 33' 42"W	102.32'
C3	97.98'	652.24'	8°36'24"	S23° 56' 25"W	97.88'
C4	51.41'	25.00'	117°49'54"	S78° 33' 10"W	42.82'
C5	36.44'	30.00'	69°35'42"	S55° 45' 39"E	34.24'
C6	10.85'	54.00'	11°30'41"	S84° 48' 10"E	10.83'
C7	11.96'	10.00'	68°32'35"	N76° 48' 11"W	11.26'
C8	18.29'	10.00'	104°46'12"	S38° 10' 24"E	15.84'
C9	94.04'	413.00'	13°02'45"	S20° 44' 04"W	93.83'
C10	86.75'	676.24'	7°21'00"	S24° 33' 05"W	86.69'
C11	20.35'	10.00'	116°35'32"	S79° 10' 21"W	17.02'
C12	16.01'	10.00'	91°43'43"	N3° 19' 58"E	14.35'
C13	21.07'	30.00'	40°14'40"	N69° 19' 10"E	20.64'
C14	10.86'	30.00'	20°44'34"	S58° 33' 16"W	10.80'
C15	14.86'	10.21'	83°24'28"	N50° 04' 18"E	13.58'
C16	12.04'	418.00'	1°39'02"	N7° 02' 12"E	12.04'
C17	17.89'	442.00'	2°19'09"	S7° 00' 13"W	17.89'
C18	15.22'	10.00'	87°12'37"	S35° 26' 31"E	13.79'



GENERAL NOTES:

- All bearings shown herein are based upon the Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 4813C0180K, dated July 7, 2014. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

- All lot corners (Original Monumentation) shall be iron rods set (IRS) are 5/8-inch with a red plastic cap stamped "RPLS 4838".

SURVEYOR'S CERTIFICATE:

THAT I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Addison, Texas.

For: Bannister Engineering, LLC

Michael Dan Davis
Registered Professional Land Surveyor
Texas Registration No. 4838

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Michael Dan Davis, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 21st day of September, 2022.

Dellanira G. Munoz
Notary Public, The State of Texas

BANNISTER ENGINEERING

240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823 PROJECT NO.: 240-21-001

OWNER'S CERTIFICATE:

State of Texas §
County of Dallas §

WHEREAS, PWP PROPERTY OWNER LP is the owner of that certain 1.240 acres (54,004 square feet) of land in the Allen Bledsoe Survey, Abstract No. 157, Town of Addison, Dallas County, Texas, described as Lot C, Block 1, Oaks North - West No. 2 (hereinafter referred to as Lot C), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 579, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described, by metes and bounds, as follows:

BEGINNING at a one-half inch iron rod found for the Southern corner of said Lot C, same being the intersection of the existing Westerly right-of-way line of Montfort Drive (80' right-of-way), as recorded in Volume 82006, Page 1290, D.R.D.C.T., and the existing Northwesterly line of the Abandoned Sakowitz Drive retained as Utility Easement (hereinafter referred to as Utility Easement), as recorded in Instrument Number 201300139206, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), same also being the beginning of a curve to the right, whose long chord bears North 62 degrees 04 minutes 40 seconds West, a distance of 67.81 feet;

THENCE Northwesterly, departing the existing Westerly right-of-way line of said Montfort Drive, with the common line between said Lot C and said Utility Easement, with said curve to the right, having a radius of 100.00 feet, through a central angle of 39 degrees 38 minutes 17 seconds, for an arc distance of 69.18 feet;

THENCE North 42 degrees 15 minutes 31 seconds West, continuing with the common line between said Lot C and said Utility Easement, a distance of 207.17 feet to the Southern corner of that certain tract of land described as Lot B, Block 1, Oaks North - West No. 1 (hereinafter referred to as Lot B), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 563, D.R.D.C.T.;

THENCE North 47 degrees 44 minutes 29 seconds East, departing the existing Northwesterly line of said Utility Easement, with the common line between said Lot C and said Lot B, a distance of 157.38 feet to the Southeast corner of said Lot B;

THENCE North 00 degrees 31 minutes 41 seconds West, continuing with the common line between said Lot C and said Lot B, a distance of 12.48 feet to the Northwesterly corner of that certain tract of land described as Lot D, Block 1, Oaks North - West No. 3 (hereinafter referred to as Lot D), an addition to the City of Addison, Dallas County, Texas, according to the plat recorded in Volume 79121, Page 571, D.R.D.C.T.;

THENCE North 89 degrees 28 minutes 19 seconds East, a distance of 184.78 feet to the Northeast corner of said Lot C, same being the Southeast corner of said Lot D, same being the existing Westerly right-of-way line of said Montfort Drive, same also being the beginning of a non-tangent curve to the right, whose long chord bears South 16 degrees 50 minutes 36 seconds West, a distance of 179.48 feet;

THENCE Southerly with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the right, having a radius of 460.00 feet, through a central angle of 22 degrees 29 minutes 58 seconds, for an arc distance of 180.64 feet to the beginning of a non-tangent curve to the left, whose long chord bears South 20 degrees 31 minutes 08 seconds West, a distance of 142.35 feet;

THENCE Southerly, continuing with the common line between said Lot C and the existing Westerly right-of-way line of said Montfort Drive, with said non-tangent curve to the left, having a radius of 540.00 feet, through a central angle of 15 degrees 08 minutes 54 seconds, for an arc distance of 142.77 feet to the **PLACE OF BEGINNING**, and containing a calculated area of 1.240 acres (54,004 square feet) of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That PWP PROPERTY OWNER LP, does hereby adopt this plat designating the hereinabove property as:

LOT C-R, BLOCK 1, OAKS NORTH - WEST NO. 2

an addition to the Town of Addison, Dallas County, Texas, and subject to the conditions, restrictions and reservations stated hereinafter, owner dedicates to the public use forever the streets and alleys shown hereon.

This plat is approved by the Town of Addison and accepted by the owner(s), subject to the following conditions which shall be binding upon the owner(s), his heirs, grantees and successors, and assigns:

The easement shown on this plat are hereby reserved for the purposes as indicated, including, but not limited to, the installation and maintenance of water, sanitary sewer, storm sewer, drainage, electric, telephone, gas and cable television. Owner shall have the right to use these easements, provided, however, that it does not unreasonably interfere or impede with the provision of the services to others. Said utility easements are hereby being reserved by mutual use and accommodation of all public utilities using or desiring to use the same. An express easement of ingress and egress is hereby expressly granted on, over and across all such easements for the benefit of the provider of services for which easements are granted.

The proposed detention area easement(s) within the limits of the addition, will remain as detention area(s) to the line and grade shown on the plans at all times and will be maintained by the individual owner(s) of the lot or lots that are traversed by or adjacent to the detention area(s). The Town of Addison will not be responsible for the maintenance and operation of said detention area(s) or any damage or injury to private property of person that results from the flow of water along, into or out of said detention area(s), or for the control of erosion.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or construction of any type of dam, building, bridge, fence, walkway or any other structure within the designated detention area(s) unless approved by the Director of Public Works, provided; however it is understood that in the event it becomes necessary for the Town of Addison to erect any type of drainage structure in order to improve the storm drainage that may be occupied by the streets and alleys in or adjacent to the subdivision, then, in such event, the Town of Addison shall have the right to enter upon the detention area(s) at any point, or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the detention area(s) traversing or adjacent to his property clean or debris, silt and any substance which would result in unsanitary conditions or blockage of the drainage. The Town of Addison shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner(s), or to alleviate any undesirable conditions, which may occur.

The detention area(s) in the case of all detention areas are subject to storm water overflow(s) to an extent which cannot be clearly defined. The Town of Addison shall not be held liable for any damages of any nature resulting from the occurrences of these natural phenomena, nor resulting from the failure of any structure of structures, within the detention area(s) or subdivision storm drainage system. The detention area easement line identified on this plat shown the detention area(s) serving this addition.

Water main and sanitary sewer easements shall also include additional area of working space for construction and maintenance of the sewer systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water service and sewer services from the main to curb or pavement line, and the descriptions of such additional easements herein granted shall be determined by their locations as installed.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Addison, Texas.

WITNESS UNDER MY HAND, THIS 21st DAY OF September, 2022.

PWP PROPERTY OWNER LP
By: Northwood Investors
Name: James Geskey
Title: Managing Director

Filed for Record
in the Official Records Of:
Dallas County
On: 11/9/2022 10:08:06 AM
in the PLAT Records

Doc Number: 2022 - 202200290532
Number of Pages: 1
Amount: 64.00
Order#: 20221109000259
By: KW

STATE OF Colorado §
COUNTY OF Denver §

BEFORE ME, the undersigned authority, on this day personally appeared James Geskey, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said Partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 21st day of September, 2022.

Notary Public, The State of Colorado

REPLAT
LOT C-R, BLOCK 1
OAKS NORTH - WEST NO. 2
Being a Replat of Lot C, Block 1,
Oaks North - West No. 2, an addition to the Town of Addison,
Dallas County, Texas, according to the plat recorded in Volume
79121, Page 579, Deed Records, Dallas County, Texas
and Being 1.240 acres out of the
Allen Bledsoe Survey, Abstract Number 157
Town of Addison, Dallas County, Texas
Town Case No. R2022-03
Preparation Date: September 2021
Revision Date: August 2022
SHEET 1 OF 1

ENGINEER / SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
CONTACT: MICHAEL DAVIS, RPLS
PHONE: 817-842-2094
Mike@bannistereng.com

OWNER / DEVELOPER:
PWP PROPERTY OWNER LP
575 FIFTH AVENUE, 23RD FLOOR
NEW YORK, NEW YORK 10017

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ADDISON, TEXAS ON

September 20, 2022.

Donna G. Parker
CITY SECRETARY

B:\Clients\240 (RAI Hospitality)\240-21-001 (Loro Asan Smokehouse - Addison)\Survey\240-21-001_Survey_Base.dwg 9/21/2022 8:41:51 AM